

3. REVISIONS TO THE DRAFT EIR TEXT

3.1 INTRODUCTION

The Revisions to the Draft EIR Text chapter presents minor corrections, additions, and revisions made to the Draft EIR published by the Lead Agency (Placer County).

The changes represent minor clarifications/amplifications of the analysis contained in the Draft EIR and do not constitute significant new information that, in accordance with CEQA Guidelines, Section 15088.5, would trigger the need to recirculate portions or all of the Draft EIR.

3.2 DESCRIPTION OF CHANGES

Based on recent conversations with the project's potable water provider, the California American Water Company (CAL-AM), an additional option for providing potable water to the project site has been identified. The additional option would include the construction of a new, 1,300-foot, 16- to 24-inch water line within the County's right-of-way (ROW) roadway pavement limits of PFE Road, from the southwest corner of the Schellhaus parcel to the Cook Riolo Road/PFE Road intersection, where an existing water line is currently located. As such, the following changes to Chapter 3, Project Description, and Chapter 15, Public Services and Utilities, of the Draft EIR are implemented to reflect the additional option for providing potable water to the project site. However, it should be noted that revisions to other chapters of the Draft EIR are not warranted. More specifically, because the off-site improvements would occur simultaneously with the proposed project, the off-site improvement would not require any modifications to the overall project construction phasing, types and number of pieces of equipment, and equipment use durations that were assumed in the California Emissions Estimator Model (CalEEMod) modeling conducted for the proposed project. Because the off-site improvement location is in the project vicinity, a reasonable assumption is made that the off-site improvement would use the same pieces of equipment that would be at the project site being used for on-site construction activities. For example, during the duration of the off-site improvement, those pieces of equipment needed to construct the off-site improvement would be moved from the project site to the off-site location for the necessary duration, and then brought back to the project site for further on-site use. Thus, the overall construction duration and equipment assumptions, and the associated air quality and greenhouse gas (GHG) emissions would not change.

Chapter 7, Biological Resources, of the Draft EIR is comprised of a conservative impact analysis based on an earlier set of plans, which had minor differences in park and trail design as compared to the plans included in Chapter 3 of the Draft EIR. Specifically, modifications included the removal of the on-site trail located in the northeastern portion of the project site, along the southern boundary of Dry Creek, and the removal of Park 5, which was located in the southeastern portion of the project site. Since the release of the Draft EIR, the County has deemed it important to refine the estimated habitat impact acreages based on the current project plans. Therefore, the Biological Resources Assessment (BRA) prepared for the proposed project by Madrone Ecological Consulting was revised to reflect the updated disturbance area (see Appendix A to this



Final EIR). The following changes to Chapter 7, Biological Resources, of the Draft EIR are implemented to ensure the analysis in the chapter is consistent with the updated BRA. However, it should be noted that habitat impacts are generally less than, or similar to, the impacts included in the original analysis, due to the overall decrease in the proposed project's disturbance area.

In addition, the following staff-initiated changes to Chapter 15, Public Services and Utilities, of the Draft EIR were made in order to correct the text and provide additional information regarding the proposed on-site trails.

New text is double underlined and deleted text is ~~struck through~~. Text changes are presented in the page order in which they appear in the Draft EIR.

2 EXECUTIVE SUMMARY

For clarification purposes, Table 2-1 in Chapter 2, Executive Summary, of the Draft EIR is hereby revised to reflect minor revisions made to Mitigation Measures 7-6(a), 7-8(c), 7-11(c), 7-12(a) through 7-12(c), 7-12(e), 7-14(b), 7-14(e), and 7-14(f) as part of this Final EIR, as presented throughout this chapter. Rather than include the entirety of Table 2-1 with revisions shown where appropriate, only the impact for which mitigation has been revised is presented in this chapter. The revisions to Table 2-1 are for clarification purposes only and do not change the conclusions of the Draft EIR. Please refer to the end of the Description of Changes section of this chapter for Table 2-1.

3 PROJECT DESCRIPTION

The following paragraph within the Parks, Open Space, Trails, and Landscaping section on page 3-16 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

The proposed project would provide a total of 1.74~~8~~ miles of trails within the project site, not including the trail along the PFE Road frontage. The trails would vary in width from six feet to 12 feet and would provide access to the various on-site park and open space amenities. The combined acreage of the parks ~~and the trail system~~ within the project site would comprise a total of approximately ~~9.44~~ 7.7 acres.

The Utilities and Public Services section on page 3-16 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

Utilities and Public Services

Treated water service for the project would be provided by California American Water (CAL-AM) through an agreement with Placer County Water Agency (PCWA). The proposed project would connect to existing 36-inch and 24-inch water lines that run along Antelope Road and PFE Road, respectively. It should be noted that, based on recent conversations with CAL-AM, an additional option for providing potable water to the project site has been identified. The additional option would include the construction of a new, 1,300-foot, 16- to 24-inch water line within the County's right-of-way (ROW) roadway pavement limits of PFE Road, from the southwest corner of the Schellhaus parcel to the Cook Riolo Road/PFE Road intersection, where an existing water line is currently located. Underground infrastructure improvements for the proposed project would include new public water mains on-site, as well as on-site gravity and force main sanitary sewer and storm drain collection systems. Development of the project site would require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. The proposed project would include on-site construction of stormwater



quality treatment facilities, including low impact development (LID) features such as stormwater basins. The project site would be divided into 14 drainage management areas (DMAs), and stormwater runoff would be conveyed into an associated stormwater basin for each DMA.

The Variance section on page 3-20 of Chapter 3, Project Description, of the Draft EIR is hereby revised as follows:

Section 17.52.040 of the Placer County Code includes development standards for projects with a -B combining district zoning designation. The proposed project is requesting a variance to the setback, lot coverage, lot width, height, and parking standards for the proposed residences. Table 3-3 presents the requirements of each development standard as defined by Section 17.52.040 of the Placer County Code and includes a description of each requested variance.

It should be noted that the aforementioned variance description is referenced in several locations throughout the Draft EIR. The revision presented above is hereby applied to all such similar variance discussions throughout the Draft EIR.

In addition, Table 3-3, on page 3-20 of the Draft EIR is hereby revised as shown below.

Table 3-3 Requested Variance to B-3 Zoning District Development Standards		
Standard	Required	Requested
Front Setback	12.5'	42.5 10.5'; however, covered, unenclosed projections attached to the primary structure may encroach up to 6' into any front yard setback. Front setback (and streetside setbacks) measured from back of walk. In the absence of sidewalk, setbacks <u>is 12.5' and</u> measured from the edge of right-of-way. <u>Setbacks may be reduced up to 2.5' if all utilities agree to reduce the multi-purpose easement to 10'.</u>
Side Setback	5' one-story, 7.5' two-story	5' for both one and two-story. <u>4' for standard lots</u> <u>0' to 3' for alley-loaded lots</u>
Streetside Setback	10'	10.5'. Side yard fencing within 10' must be set back at least 5' from back of walk where facing a street. Fence side yard setback is 5' from back of walk where facing a street. In the absence of sidewalk, setbacks <u>are 12.5'</u> measured from the edge of right-of-way.
Rear Setback	10'	For alley-loaded Villages, 5' to garage face from edge of alleyway easement.
Lot Coverage	40 percent maximum <u>for one and two-story homes</u>	40 percent for two-story homes and 50 percent for one-story homes. Maximum coverage for "alley-loaded" Villages is not expressed as a percentage, but is a function of lot size and setbacks.
Lot Width	35'	35' corner, 30' interior.
<u>Height</u>	<u>30'</u>	<u>32' for alley-loaded lots</u>
Parking	Four off-street parking spaces on roads < 32' in width	For alley-loaded villages, two garage parking spaces per unit plus one off-street guest parking space per unit.



7 BIOLOGICAL RESOURCES

Impact 7-5, regarding western spadefoot toad, on page 7-63 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

Project construction would permanently disturb a total of approximately 1.279 acres of suitable breeding habitat, approximately ~~58.53~~ 58.02 acres of suitable upland habitat, and temporarily disturb approximately ~~8.42~~ 3.37 acres of suitable upland habitat within the overall project site. With respect to the proposed off-site sewer pipeline alignment alternatives and potential trails, suitable habitat for western spadefoot is not present within any of the potential locations. Therefore, the foregoing project components would not result in impacts to the species.

Impact 7-6, regarding western pond turtle, on page 7-65 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

Within the PCCP portion of the site, approximately ~~0.196~~ 0.246-acre of western pond turtle habitat within the intermittent drainages, and approximately ~~0.86~~ 1.40-acres of movement habitat in adjacent woodlands, would be permanently disturbed by the proposed project. Additionally, approximately ~~0.55~~ 0.499-acre of habitat within the intermittent drainages and ~~0.84~~ 1.04-acres of movement habitat in adjacent woodlands would be temporarily disturbed. Within the non-PCCP portion of the site, approximately ~~0.209~~ 0.199-acre of western pond turtle habitat in the intermittent drainages and approximately ~~4.99~~ 1.76 acres of movement habitat in adjacent woodlands would be permanently affected; however, western pond turtle habitat within intermittent drainages or adjacent woodlands would not be temporarily affected. Altogether, the project would permanently disturb a total of approximately ~~0.405~~ 0.444-acre of habitat within intermittent drainages and temporarily disturb a total of ~~0.550~~ 0.499-acre in intermittent drainages within the project site.

With respect to off-site project components, the proposed project would result in similar impacts related to the sewer pipeline alignment alternatives as those discussed under Impact 7-4 for special-status salmonids. Options 1A, 1B, and 1C would not result in direct impacts to Dry Creek; however, Options 1A and 1B could ~~indirectly~~ result in water quality impacts to the creek during jack-and-bore operations if appropriate erosion control measures are not implemented during work on either side of the creek. In addition, Options 1A and 1B would temporarily disturb approximately ~~0.49~~ 0.122-acre of adjacent woodlands (e.g., movement habitat) within the non-PCCP portion of the project site. Option 1C could similarly result in indirect water quality impacts during construction, when hanging the pipeline under the existing bridge, should proper ~~erosion control~~ water quality protection measures not be implemented.

Impact 7-6, regarding western pond turtle, on page 7-67 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

The West Trail alignment would result in the following permanent and temporary impacts:

1. The bridges would result in permanent indirect impacts to approximately 0.031-acre of Dry Creek and ~~0.243~~ 0.019-acre of intermittent drainages that serve as western pond turtle aquatic habitat;
2. The bridges would also result in approximately 0.14-acre of permanent direct impacts to movement habitat in adjacent woodlands within the PCCP;
3. The West Trail alignment could also result in direct temporary impacts to approximately ~~0.070~~ 0.074-acre of Dry Creek and ~~0.587~~ 0.043-acre of intermittent drainages that



- serve as western pond turtle aquatic habitat, as well as ~~0.16~~ 0.18-acre of movement habitat in adjacent woodlands within the PCCP; and
4. Combined, the potential West Trail alignment would result in permanent indirect impacts to a total of approximately ~~0.244~~ 0.050-acre of aquatic habitat, permanent direct impacts to a total of 0.14-acre to upland movement habitat, and temporary direct impacts to a total of ~~0.673~~ 0.117-acre associated with the West Trail.

In regard to the potential East Trail, the trail would also include a bridge constructed across Dry Creek as shown in Figure 7-9, which would result in the aforementioned eight concrete piles of fill within the creek. The East Trail alignment would result in the following permanent and temporary impacts:

1. The bridge could result in permanent indirect impacts to approximately 0.002-acre of habitat within Dry Creek in the PCCP portion of the site and 0.022-acre of the creek and 0.02 acre of adjacent woodlands that represent movement habitat outside of the PCCP plan area;
2. The East Trail alignment would result in direct temporary impacts to approximately 0.036-acre of habitat in Dry Creek within the PCCP plan area;
3. The East Trail alignment would also result in approximately 0.044-acre of direct temporary impacts to aquatic habitat provided by Dry Creek and ~~0.19~~ 0.06-acre of movement habitat provided by adjacent woodlands, each of which would be outside of the PCCP plan area; and
4. Overall, the East Trail alignment would result in a total of approximately 0.024-acre of permanent indirect impacts and ~~0.27~~ 0.080-acre of temporary direct impacts.

A portion of Mitigation Measure 7-6(a) on page 7-70 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

- *7-11(c) [PCCP Community Condition 2.2]: Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs shall be incorporated into the project's Land Conversion Authorization letter.*

Prior to land conversion authorization approval, the unavoidable effects to ~~1.00 to 1.48~~ 0.50 to 1.65 ~~0.67 to 1.12~~ acres riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.

Impact 7-8, regarding Swainson's hawk, on page 7-76 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

Within the PCCP portion of the project site, approximately ~~6.48~~ 6.49 acres of VPC High land cover, ~~48.98~~ 51.57 acres of VPC Intermediate land cover, and ~~27.86~~ 28.67 acres of VPC Low land cover that currently provides Swainson's hawk foraging habitat would be permanently impacted by the proposed project (see Figure 7-7). Within the non-PCCP portion, approximately ~~33.57~~ 33.23 acres of annual brome grassland that currently provides Swainson's hawk foraging habitat would be permanently impacted. Overall, a total of ~~116.89~~ 119.96 acres of hawk foraging habitat would be permanently impacted.



Mitigation Measure 7-8(c) on pages 7-78 and 7-79 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

7-8(c) *Approximately ~~33.57~~ 33.23 acres of annual brome grassland that represents suitable foraging habitat for Swainson's hawks will be permanently impacted during construction of the portion of the proposed project outside of the PCCP plan area, and as much as an additional 1.27 acres could be impacted, depending on which sewer alternative is selected. Swainson's hawk foraging habitat outside of the PCCP does not exist for either of the potential future trails. The aforementioned impacts shall be mitigated through purchase and conservation of similar habitat as follows:*

Two Swainson's hawk nests have been documented approximately 2.5 miles west of the study area; one south of PFE Road, and one west of Walerga Road. Prior to project construction, a qualified biologist shall conduct a review of Swainson's hawk nest data available, including the California Natural Diversity Database (CNDDDB), unprocessed CNDDDB records, and contacting CDFW to determine if they have any additional nest data. If desired by the project applicant, the biologist may conduct a survey of the aforementioned nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of the findings.

If it has been determined that a portion of the overall project site is within 10 miles of an active Swainson's hawk nest (an active nest is defined as a nest with documented Swainson's hawk use within the past five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures:

- One acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is within one mile of an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- 0.75-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between one and five miles from an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- 0.5-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between five and 10 miles from an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.*
- If the proposed project is built in phases, the purchase of this foraging habitat mitigation may be phased as well, such that all areas are mitigated prior to impact.*

Impact 7-9, regarding burrowing owl, on page 7-80 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:



Within the PCCP portion of the project site, approximately ~~6.48~~ 6.49 acres of VPC High land cover, ~~48.98~~ 51.57 acres of VPC Intermediate land cover, and ~~27.86~~ 28.67 acres of VPC Low land cover, all of which currently provide burrowing owl habitat, would be permanently impacted by the proposed project (see Figure 7-7). Within the non-PCCP portion, approximately ~~33.57~~ 32.79 acres of annual brome grassland, which currently provides burrowing owl habitat, would be permanently impacted. Together, a total of approximately ~~146.89~~ 119.96 acres would be permanently impacted by the project.

Impact 7-11, regarding adverse effects on riparian or other sensitive habitats, on page 7-91 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

The proposed on-site and off-site project components, in combination with the potential off-site trail alignments, could result in permanent impacts to up to ~~4.33~~ 1.31 acres of Riparian/Riparian Woodland. Specifically, within the PCCP portion of the project site, ~~0.06~~ 0.05-acre of Riparian land cover would be permanently impacted by the project. In the non-PCCP portion of the site, 0.94-acre of riparian woodlands would be permanently impacted. In addition, 0.17-acre of riparian woodlands in the non-PCCP portion of the study area would be permanently impacted if sewer pipeline alignment Option 1A were selected, 0.12-acre of riparian woodlands outside of the PCCP would be permanently impacted if Option 1B were chosen, 0.14-acre of Riparian land cover within the PCCP would be permanently impacted if the West Trail alignment is constructed, and 0.02-acre of riparian woodlands outside the PCCP would be permanently impacted if the East Trail alignment were constructed.

Overall, the proposed on-site components, the off-site sewer pipeline alignment, and the potential trail alignments could result in the following ranges of permanent impacts to Riparian/Riparian Woodland:

- Within the PCCP portion of the study area, ~~0.06~~ 0.05 to ~~0.20~~ 0.18-acre of permanent impacts to Riparian land cover;
- Within the non-PCCP portion of the study area, 0.94 to 1.13 acres of permanent impacts to riparian woodlands; and
- A combined total of ~~4.00~~ 0.99 to ~~4.33~~ 1.31 acres of permanent impacts to Riparian/Riparian Woodland.

Mitigation Measure 7-11(c) on pages 7-92 and 7-93 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

7-11(c) *PCCP Community Condition 2.2: Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs shall be incorporated into the project's Land Conversion Authorization letter.*

Prior to land conversion authorization approval, the unavoidable effects to ~~1.00 to 1.48~~ 0.67 to 1.12 acres riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.



Impact 7-12, regarding adverse effects on State or federally protected wetlands, on page 7-95 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

As detailed in the tables and shown on Figure 7-10, within the PCCP portion of the project site, which is primarily located north of PFE Road, approximately ~~45.302~~ 15.285 acres of aquatic resources have been mapped, ~~4.597~~ 1.567 acres of which would be permanently disturbed and ~~0.550~~ 0.509-acre of which would be temporarily disturbed by the proposed project.

Within the non-PCCP portion of the site, primarily south of PFE Road, approximately ~~2.372~~ 2.389 acres of aquatic resources have been mapped, ~~0.806~~ 0.796-acre would be permanently disturbed by the project. None of the on-site aquatic resources in the non-PCCP portions of the site would be temporarily affected by the project. Overall, of the total acres of mapped aquatic resources, the project would permanently disturb approximately ~~2.403~~ 2.364 acres, temporarily disturb ~~0.550~~ 0.509-acre, and avoid ~~44.720~~ 14.529 acres.

With respect to the proposed off-site components of the project, Options 1A and 1B would not result in impacts to the mapped aquatic resources, as the proposed sewer pipeline under each scenario would be bored under Dry Creek. Similarly, Option 1C would not result in impacts, as the sewer line would be hung below an existing bridge to cross the creek.

With respect to the two potential trail alternatives, combined, the trails would result in permanent impacts to approximately 0.033-acre of Dry Creek within the PCCP plan area and 0.022-acre of Dry Creek outside of the PCCP, and temporary impacts to 0.178-acre of Dry Creek within the PCCP and 0.132-acre of Dry Creek outside of the PCCP. Overall, combined trail construction would result in a total of approximately 0.055-acre of permanent impacts and 0.310-acre of temporary impacts.

Overall, development of the proposed project with the required sewer pipeline and potential future trails would result in the following impacts:

- Within the PCCP portion of the study area, ~~4.549~~ 1.586 to ~~4.843~~ 1.638 acres of aquatic resources would be permanently disturbed, and ~~0.550~~ 0.499 to ~~4.345~~ 0.720 acres of aquatic resources would be temporarily disturbed;
- Within the non-PCCP portion of the study area, ~~0.806~~ 0.797 to ~~0.828~~ 0.819 acre of aquatic resources would be permanently disturbed, and zero to 0.132 acre would be temporarily disturbed; and
- Overall, the proposed project, off-site sewer pipeline, and potential trails would result in permanent impacts to ~~2.403~~ 2.381 to ~~2.674~~ 2.456 acres of aquatic resources and ~~0.550~~ 0.499 to ~~4.447~~ 0.852 acres of temporary impacts.

Mitigation Measures 7-12(a) through 7-12(c), and 7-12(e) on pages 7-98 through 7-99 of Chapter 7, Biological Resources, of the Draft EIR are hereby revised as follows:

Placer County Conservation Program Plan Area

7-12(a)

The Permittee shall apply for coverage under the PCCP to mitigate for all impacts to Covered Species, land cover, and sensitive natural communities. Prior to application approval, additional species surveys may be necessary, and prior to construction land cover and special habitat fees shall be paid. The Permittee shall comply with the terms of the PCCP Coverage Certificate, including compliance with all avoidance and



minimization measures, which may include pre-construction surveys, construction monitoring, and BMPs.

PCCP General Condition 3: The proposed project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of ~~0.322~~ 0.344-acre of Riparian/Riverine land cover (an additional 0.215-acre if the East Trail and West Trail are developed). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per-acre fee based on the final amount of land disturbance resulting from the activity.

In addition to land conversion, the project would result in permanent direct effects and temporary effects to PCCP Special Habitats as detailed in Table 11 of the Biological Resources Assessment (BRA) prepared for the proposed project. The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.

7-12(b) PCCP General Condition 4: The applicant shall restore all temporarily disturbed areas and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. The project would result in ~~40.90 to 42.08~~ 9.14 to 9.68 acres of temporary effects to special habitats. Prior to issuance of land conversion authorization, the project shall pay a fee based on the final acres of impact. The fee to be paid shall be that in effect at the time of land conversion authorization issuance. If it is determined by the County or the PCCP biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County project lead shall reassess fees based on those effects.

7-12(c) PCCP Community Condition 1.1: Prior to land conversion authorization approval, the unavoidable effects to ~~4.334~~ 1.338 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.

7-12(e) PCCP Stream System Condition 2: The project's development footprint is directly impacting the Stream System. The area of encroachment (~~9.88 to 10.18~~ 12.57 to 12.68 acres of permanent impact and ~~10.88 to 11.32~~ 7.19 to 7.33 acres of temporary impact) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees shall be paid to the PCA prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.

Impact 7-14, regarding conflicts with any local policies or ordinances protecting biological resources, on pages 7-107 and 7-108 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

As detailed in the tables, within the PCCP portion of the study area, development of the on-site and off-site components, as well as the potential trails, would result in permanent disturbances of ~~92.49~~ 96.58 to ~~93.24~~ 97.29 acres to vegetation communities/land covers



and temporary disturbances of ~~44.67~~ 8.01 to ~~42.26~~ 8.66 acres. Within the non-PCCP portions of the study area, such activities would result in permanent disturbances of ~~44.37~~ 42.07 to ~~48.24~~ 45.51 acres to vegetation communities/land covers and temporary disturbances of ~~0.01~~ to ~~1.48~~ 1.41 acres. Overall, the project would permanently disturb ~~136.86~~ 138.65 to ~~141.45~~ 142.80 acres and temporarily disturb ~~41.68~~ 8.03 to ~~43.74~~ 10.07 acres of vegetation communities/land covers within the study area.

Mitigation Measures 7-11(d) and 7-11(e) under Impact 7-11 address potential impacts to riparian woodlands within the non-PCCP portion of the project site and off-site areas. Impacts to native trees and oak woodlands in the non-PCCP portion of the site and off-site areas are discussed below. Valley needlegrass grassland is the only other protected sensitive natural community that is present on-site and could require mitigation. However, as shown in the tables above, the small area of valley needlegrass grassland within the non-PCCP portion of the study area would not be impacted by the proposed project. With respect to the proposed off-site Cook Riolo Road/PFE Road intersection improvements, ~~less than approximately~~ 0.11-acre of Rural Residential land cover would be impacted within the PCCP as part of construction of the free right-turn lane onto Cook Riolo Road.

Impact 7-14, regarding conflicts with any local policies or ordinances protecting biological resources, on pages 7-111 and 7-112 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

As shown in Table 7-10, within the non-PCCP County portions of the project site and off-site areas that could be developed, and outside of the County's defined oak woodland areas, between 41 and 51 native trees would be impacted with a cumulative DBH between 803.5 and 1,071.1. In addition, as shown in Table 7-11, the non-PCCP portion of the site contains ~~40~~ 9 "significant trees" with a cumulative DBH of ~~332~~ 298 inches. Such trees are protected under the County Tree Ordinance and Interim Guidelines. Finally, within the large stand of blue oak woodland and riparian woodland south of PFE Road, the proposed project would impact ~~0.9~~ 0.6-acre of blue oak woodland, and 0.9-acre of riparian woodland, for a combined total of ~~4.8~~ 1.5 acres of direct impacts. In addition, 0.3-acre of oak woodland (including riparian woodland) within 10 feet of the edge of direct development-related project impacts could be indirectly impacted. Such areas would be subject to mitigation requirements set forth by the County's Interim Guidelines.

Mitigation Measure 7-14(b) on pages 7-113 and 7-114 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

7-14(b) *PCCP General Condition 3: The project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of ~~89.24~~ 93.29 acres of the following natural land cover types: VPC Low, VPC Intermediate, VPC High, Blue Oak Woodland, Orchard, and Rural Residential (an additional ~~0.58~~ 0.59-acre if both potential trails are developed and the most impactful sewer alternative) (for Riparian/Riverine, see Mitigation Measure 7-12(a)). If fees are paid, they shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per acre fee based on the final amount of land disturbance resulting from the activity.*

Mitigation Measure 7-14(e) on pages 7-115 through 7-116 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:



County Areas Outside of the Placer County Conservation Program

7-14(e) Individual Tree Mitigation: The non-PCCP portion of the project site within unincorporated Placer County would result in impacts to a total of 41 Protected Trees with a combined DBH of 803.5 inches. An additional nine “significant trees” in oak woodlands mitigated in accordance with the Interim Guidelines would be impacted with a combined DBH of ~~332.0~~ 298.0 inches. Cumulatively, this totals 50 individual trees with a combined DBH of ~~1,135.5~~ 1,101.5 inches.

To mitigate for the loss of Protected Trees, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. The fee shall be paid into the Placer County Tree Preservation Fund at \$125 per DBH removed or impacted (or the applicable fee at that time).

Efforts shall be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. The improvement plans shall include a note and show placement of temporary construction fencing around trees to be saved: The applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by Placer County at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the Protected Zone of all single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map.

Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the aforementioned areas, including Protected Zones of trees to be saved, shall first be approved by Placer County. Temporary fencing shall not be altered during construction without written approval of Placer County. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of Placer County has inspected and approved all temporary construction fencing.

Mitigation Measure 7-14(f) on pages 7-116 through 7-117 of Chapter 7, Biological Resources, of the Draft EIR is hereby revised as follows:

7-14(f) Oak Woodland Mitigation: The project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval for impacted native oak trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. To support the approval process, an exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by the Interim Guidelines), and the resulting acreage of impacts to oak woodlands. If that impact acreage is one



acre or greater, the project applicant may choose to mitigate for oak woodlands as follows:

- Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of oak woodland impacted:
 - Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 19.50 of the Placer County Code: Woodland Conservation. The fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.
 - Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.
 - Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement.

Removal of significant trees (greater than 24 inches DBH or clumps greater than 72 inches in circumference measured at ground level) within oak woodlands requires additional mitigation on a per-inch DBH removed (\$125 per DBH inch).

As an example, oak woodland direct and indirect impacts proposed within the large stand of blue oak and riparian woodlands south of PFE Road total ~~2.1~~ 1.8 acres. As mitigation for those impacts, the project applicant would be required to purchase off-site conservation easements, pay fees for oak woodland conservation, or a combination of the two for ~~4.2~~ 3.6 acres of oak woodland. In addition, nine significant trees occur within this oak woodland area, and must be mitigated on a per-inch DBH removed. The trees have been included in the individual native tree mitigation discussion above.

In order to reflect the aforementioned changes, Table 7-5 through Table 7-8, and Table 7-11 of the Draft EIR are revised as shown on the pages following the Description of Changes section of this chapter, below. In addition, Figure 7-1, Figure 7-7 through Figure 7-10, and Figure 7-12 of the Draft EIR are replaced with the figures shown on the pages following the Description of Changes section of this chapter, below.

13 LAND USE AND PLANNING/POPULATION AND HOUSING

Table 13-6, on page 13-18 of the Draft EIR has been revised as shown below.

Table 13-6 Requested Variance to B-3 Zoning District Development Standards		
Standard	Required	Requested
Front Setback	12.5'	12.5 10.5'; however, covered, unenclosed projections attached to the primary structure may encroach up to 6' into any front yard setback. Front setback (and streetside setbacks) measured from back of walk. In the absence of sidewalk, setbacks is <u>12.5'</u> and measured from the edge of right-of-way. <u>Setbacks may be</u>



		<u>reduced up to 2.5' if all utilities agree to reduce the multi-purpose easement to 10'.</u>
Side Setback	5' one-story, 7.5' two-story	<u>5' for both one and two-story.</u> <u>4' for standard lots</u> <u>0' to 3' for alley-loaded lots</u>
Streetside Setback	10'	<u>10.5'. Side yard fencing within 10' must be set back at least 5' from back of walk where facing a street. Fence side yard setback is 5' from back of walk where facing a street. In the absence of sidewalk, setbacks are 12.5' measured from the edge of right-of-way.</u>
Rear Setback	10'	For alley-loaded Villages, 5' to garage face from edge of alleyway easement.
Lot Coverage	40 percent maximum <u>for one and two-story homes</u>	40 percent for two-story homes and 50 percent for one-story homes. Maximum coverage for "alley-loaded" Villages is not expressed as a percentage, but is a function of lot size and setbacks.
Lot Width	35'	35' corner, 30' interior.
<u>Height</u>	<u>30'</u>	<u>32' for alley-loaded lots</u>
Parking	Four off-street parking spaces on roads < 32' in width	For alley-loaded villages, two garage parking spaces per unit plus one off-street guest parking space per unit.

15 PUBLIC SERVICES AND UTILITIES

Impact 15-4 regarding the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, on page 15-37 of Chapter 15, Public Services and Utilities, of the Draft EIR is hereby revised as follows:

Based on the County's requirement of five acres of parkland per 1,000 residents (Section 16.08.100 of the Placer County Code and General Plan Policy 5.A.1), the proposed project would be required to provide a minimum of approximately 7.59 acres of active recreation, ~~including parks and trails (0.005 acres/resident X 1,517 estimated residents), and with the inclusion of 60 ADUs, would require 8.16 acres of active recreation. Thus, by providing 7.7 acres of park area, and 1.7 acres of trails (calculated using the width of each type of trail multiplied by its respective length), the proposed project would not provide a total of 9.4 acres of active recreation, thus meet or exceeding the park requirements, and payment of an in-lieu fee would not be required. The project would be eligible for up to 50 percent of in-lieu fees in accordance with Section 16.08.100 (I) of the Placer County Code. It is also noted that the provision of 1.78 miles of trails exceeds the County General Plan Policy (5.A.2) requirement to provide one mile of recreational trail per 1,000 residents.³⁹ Given that the project would include development of enough parkland and trails to meet the demand created by future residents, and would be subject to the payment of in-lieu fees,~~ the project would not be anticipated to substantially increase demand on existing or future parks or recreational facilities in the surrounding area. Furthermore, pursuant to Article 15.34 of the Placer County Code, the project applicant would be required to pay a parks and recreational facility fee because the proposed parks would be private. The purpose of the park and recreation facilities impact fee is to provide funding for expansion of parkland and recreation facilities required to serve new development in unincorporated Placer County. Therefore, the proposed project would not result in an increase in the use of

³⁹ For example, using 2.54 persons per household in order to maintain consistency with the Fee Study, the project's trail requirement would be approximately 1.517 acres.



existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of such facilities would occur or be accelerated.

Impact 15-6 regarding the increase in the use of existing neighborhood and regional parks or other recreational facilities, on page 15-40 of Chapter 15, Public Services and Utilities, of the Draft EIR is hereby revised as follows:

As shown in the aforementioned figures, the proposed project ~~would~~ is anticipated to connect to existing 36-inch and 24-inch water lines that run along Antelope Road and PFE Road, respectively. Both water lines would connect to the interior of the project site by way of a series of new eight-inch lines extending throughout the proposed on-site roadways. However, it should be noted that, based on recent conversations with CAL-AM, an additional option for providing potable water to the project site has been identified. The additional option would include the construction of a new, 1,300-foot, 16- to 24-inch water line within the County's right-of-way (ROW) roadway pavement limits of PFE Road, from the southwest corner of the Schellhous parcel to the Cook Riolo Road/PFE Road intersection, where an existing water line is currently located.

The existing 36-inch and 24-inch water lines in Antelope Road and PFE Road, respectively, as well as the potential new 1,300 foot, 16- to 24-inch water line and new eight-inch lines extending throughout the proposed on-site roadways, would be consistent with CAL-AM's minimum sizing requirements for public water lines. In addition, all water utility improvements would be required to comply with CAL-AM standards and specifications, as well as local and State codes. CAL-AM's Engineering and Operations staff would review the project and evaluate the adequacy of the proposed improvements.

The foregoing minor changes are for clarification purposes and do not affect the adequacy of the environmental analysis contained in the Draft EIR.



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
7. Biological Resources			
7-6 <i>Impacts to western pond turtle either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat modifications.</i>	S	<p><i>Placer County Conservation Program Plan Area</i></p> <p>7-6(a) Implement the following Mitigation Measures set forth in this EIR:</p> <ul style="list-style-type: none"> • <i>7-4(a) [PCCP General Condition 1]: Prior to improvement plan approval, the proposed project shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ), including requirements to develop a project-based Storm Water Pollution Prevention Plan (SWPPP) and applicable NPDES program requirements as implemented by the County. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.</i> <p><i>The project shall comply with the West Placer Storm Water Quality Design Manual (Design Manual). The project shall implement the following BMPs. This list shall be included on the notes page of the improvement/grading plans and shall be shown on the plans:</i></p> <ol style="list-style-type: none"> 1. <i>When possible, vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas. When</i> 	LS



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>vehicle parking areas are to be established as a temporary facility, the site shall be recovered to pre-project or ecologically improved conditions within one year of start of groundbreaking to ensure effects are temporary (refer to Section 6.3.1.4, General Condition 4, Temporary Effects, for the process to demonstrate temporary effects).</p> <p>2. Trash generated by Covered Activities shall be promptly and properly removed from the site.</p> <p>3. Appropriate erosion control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) shall be used on site to reduce siltation and runoff of contaminants into avoided wetlands, ponds, streams, or riparian vegetation.</p> <p>a. Erosion control measures shall be of material that will not entrap wildlife (i.e., no plastic monofilament). Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>b. Erosion control measures shall be placed between the area of disturbance and any avoided aquatic feature, within an area identified with highly visible markers (e.g., construction and erosion-control fencing, flagging, silt barriers) prior to commencement of construction activities. Such identification will be properly maintained until construction is completed and the soils have been stabilized.</p> <p>c. Fiber rolls used for erosion control shall be certified by the California Department of Food and Agriculture or any agency that is a successor or receives delegated authority during the permit term as weed free.</p> <p>d. Seed mixtures applied for erosion control shall not contain California Invasive Plant Council–designated invasive species (http://www.cal-ipc.org/paf/) but shall be composed of native species appropriate for the site or sterile non-native</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>species. If sterile non-native species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive non-natives.</i></p> <p><i>If the runoff from the development will flow within 100 feet of a wetland or pond, vegetated storm water filtration features, such as rain gardens, grass swales, tree box filters, infiltration basins, or similar LID features to capture and treat flows, shall be installed consistent with local programs and ordinances.</i></p> <ul style="list-style-type: none"> <i>7-12(c) [PCCP Community Condition 1.1]: Prior to land conversion authorization approval, the unavoidable effects to 1.334 acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.</i> <i>7-11(b) [PCCP Community Condition 2.1]: To the maximum extent possible, the proposed project shall not modify any area within a</i> 	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>buffer that extends 50 feet outward from the outermost bounds of the riparian vegetation. The improvement or grading plans shall show the location of the riverine/riparian buffer.</p> <ul style="list-style-type: none"> • <u>7-11(c) [PCCP Community Condition 2.2]:</u> Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs shall be incorporated into the project's Land Conversion Authorization letter. <p>Prior to land conversion authorization approval, the unavoidable effects to 4.00 to 4.48 acres <u>0.50 to 1.65</u> 0.67 to 1.12 acres riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.</p> <ul style="list-style-type: none"> • <u>7-4(b) [PCCP Stream System Condition 1]:</u> The project shall be designed to minimize development activities within the stream system to the maximum extent possible. 	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> • <u>7-10(a) [PCCP Species Condition 4]:</u> Prior to initiation of PCCP Covered Activities associated with the proposed project, the qualified biologist(s) shall conduct preconstruction surveys to evaluate the presence of tricolored blackbird nesting colonies for each phase of the project. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all potential nest colony site(s) from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird nesting activity. <p>Surveys shall be conducted at least twice, with at least one month between surveys, during the nesting season one year prior to initial ground disturbance for the Covered Activity (if feasible), and the year of ground disturbance for the Covered Activity (required). If Covered Activities will occur in the project work area during the nesting season, three surveys shall be conducted within 15 days prior to the Covered Activity, with one of the surveys occurring within five days prior to the start of the Covered Activity. The survey methods will be based on Kelsey (2008) or a similar protocol approved by the PCA and the</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>USFWS and CDFW based on site-specific conditions.</i></p> <p><i>If the first survey indicates that suitable nesting habitat is not present on the project site or within 1,300 feet of the project work area, additional surveys for nest colonies are not required.</i></p> <p><i>If an active colony is known to occur within three miles of the project site, a qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to ground-disturbing activities.</i></p> <p><i>Construction activity or other covered activities that may disturb an occupied nest colony site, as determined by a qualified biologist, shall be prohibited during the nesting season (March 15 through July 31) or until the</i></p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>chicks have fledged or the colony has been abandoned on its own) within a 1,300-foot buffer zone around the nest colony, to the extent practicable. The intent of this condition is to prevent disturbance to occupied nest colony sites on or near project sites so they can complete their nesting cycle. This condition is not intended to preserve suitable breeding habitat on project sites but to ensure impacts to active colony sites only take place once the site is no longer occupied by the nesting colony. The buffer shall be applied to extend beyond the nest colony site as follows: 1) if the colony is nesting in a wetland, the buffer must be established from the outer edge of all hydric vegetation associated with the colony, or 2) if the colony is nesting in non-wetland vegetation (e.g., Himalayan blackberry), the buffer must be established from the edge of the colony substrate. This buffer may be modified to a minimum of 300 feet, with written approval from the USFWS and CDFW, in areas with dense forest, buildings, or other features between the Covered Activities and the occupied active nest colony; where there is sufficient topographic relief to protect the colony from excessive noise or visual disturbance; where sound curtains have been installed; or other methods developed in consultation with the USFWS and CDFW where conditions warrant</i></p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>reduction of the buffer distance. If tricolored blackbirds colonize habitat adjacent to Covered Activities after the activities have been initiated, the project applicant shall reduce disturbance through establishment of buffers or noise reduction techniques or visual screens, as determined in consultation with the USFWS, CDFW, and PCA. The buffer must be clearly marked to prevent project-related activities from occurring within the buffer zone.</i></p> <p><i>Active nesting colonies that occur within the non-disturbance buffer shall be monitored by the qualified biologist(s) to verify the Covered Activity is not disrupting the nesting behavior of the colony. The frequency of monitoring shall be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on tricolored blackbird are minimized. The biologist shall train construction personnel on the avoidance procedures and buffer zones.</i></p> <p><i>If the qualified biologist(s) determines that the Covered Activity is disrupting nesting and/or foraging behavior, the qualified biologist(s)</i></p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and nesting behavior of tricolored blackbird returns to normal.</p> <p>Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), delaying Covered Activities (or the portion of Covered Activities causing the disruption) until the colony is finished breeding and chicks have left the nest site, temporarily relocating staging areas, or temporarily rerouting access to the project work area. The project proponent shall notify the PCA and USFWS and CDFW within 24 hours if nests or nestlings are abandoned. If the nestlings are still alive, the qualified biologist(s) shall work</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>with the USFWS and CDFW to determine appropriate actions for salvaging the eggs or nestlings. Notification to PCA and USFWS and CDFW shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location, and circumstances of the incident.</i></p> <p><i>Foraging habitat within the buffer shall be monitored by the qualified biologist(s) to verify that the Covered Activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring shall be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. The biologist shall train construction personnel on the avoidance procedures and buffer zones.</i></p> <p><i>If the qualified biologist(s) determines that the Covered Activity is disrupting foraging behavior, the qualified biologist(s) shall notify project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified</i></p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>biologist(s) shall have the authority to stop Covered Activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the project site), temporarily relocating staging areas, or temporarily rerouting access to the project work area.</p> <p>No additional avoidance and minimization measures specific to these species are required by the PCCP. If individual western pond turtle are identified on-site, the project proponent shall obtain an incidental take permit from CDFW and/or USFWS before relocating or otherwise impacting the species.</p>	
7-8 Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through substantial habitat	S	7-8(c) Approximately 33.57 <u>33.23</u> acres of annual brome grassland that represents suitable foraging habitat for Swainson's hawks will be permanently impacted during construction of the portion of the proposed project outside of the PCCP plan area, and as much as an additional 1.27 acres could be impacted, depending on which sewer alternative is selected.	LS



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<i>modifications, on Swainson's hawk.</i>		<p><i>Swainson's hawk foraging habitat outside of the PCCP does not exist for either of the potential future trails. The aforementioned impacts shall be mitigated through purchase and conservation of similar habitat as follows:</i></p> <p><i>Two Swainson's hawk nests have been documented approximately 2.5 miles west of the study area; one south of PFE Road, and one west of Walerga Road. Prior to project construction, a qualified biologist shall conduct a review of Swainson's hawk nest data available, including the California Natural Diversity Database (CNDDDB), unprocessed CNDDDB records, and contacting CDFW to determine if they have any additional nest data. If desired by the project applicant, the biologist may conduct a survey of the aforementioned nests to determine if they are still present. The biologist shall provide the Placer County Community Development Resource Agency with a summary of the findings.</i></p> <p><i>If it has been determined that a portion of the overall project site is within 10 miles of an active Swainson's hawk nest (an active nest is defined as a nest with documented Swainson's hawk use within the past five years), the applicant shall mitigate for the loss of suitable Swainson's hawk foraging habitat by implementing the following measures:</i></p> <ul style="list-style-type: none"> <i>One acre of suitable foraging habitat shall be protected for each acre of suitable foraging</i> 	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>habitat that is proposed to be developed that is within one mile of an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County.</p> <ul style="list-style-type: none"> • 0.75-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between one and five miles from an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County. • 0.5-acre of suitable foraging habitat shall be protected for each acre of suitable foraging habitat that is proposed to be developed that is between five and 10 miles from an active nest. Protection shall be by way of purchase of mitigation bank credits or other land protection mechanism acceptable to the County. <p>If the proposed project is built in phases, the purchase of this foraging habitat mitigation may be phased as well, such that all areas are mitigated prior to impact.</p>	
7-11 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies,	S	7-11(c) <u>PCCP Community Condition 2.2:</u> Prior to land conversion authorization, the applicant shall coordinate with the PCA to determine which In-Stream and Stream System Best Management Practices (BMPs) from Table 7-1 of the User's Guide	LS



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
<i>regulations or by the CDFW or USFWS.</i>		<p>apply to the proposed project. The applicant shall identify the applicable BMPs on the project's improvement or grading plans. The selected BMPs shall be incorporated into the project's Land Conversion Authorization letter.</p> <p>Prior to land conversion authorization approval, the unavoidable effects to 1.00 to 1.48 <u>0.67 to 1.12</u> acres riverine and riparian habitat or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid shall be those in effect at the time of land conversion authorization.</p>	
7-12 Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	S	<p>Placer County Conservation Program Plan Area 7-12(a)</p> <p>The Permittee shall apply for coverage under the PCCP to mitigate for all impacts to Covered Species, land cover, and sensitive natural communities. Prior to application approval, additional species surveys may be necessary, and prior to construction land cover and special habitat fees shall be paid. The Permittee shall comply with the terms of the PCCP Coverage Certificate, including compliance with all avoidance and minimization measures, which may include pre-construction surveys, construction monitoring, and BMPs.</p> <p><u>PCCP General Condition 3:</u> The proposed project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 0.322 <u>0.344</u>-acre of Riparian/Riverine land cover (an additional 0.215-acre if the East Trail and West Trail are developed). If fees are paid, they</p>	LS



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>shall be those in effect at the time of ground disturbance authorization for each project phase and shall be the per-acre fee based on the <u>final</u> amount of land disturbance resulting from the activity.</p> <p>In addition to land conversion, the project would result in permanent direct effects and temporary effects to PCCP Special Habitats as detailed in Table 11 of the Biological Resources Assessment (BRA) prepared for the proposed project. The total special habitat fee obligation including temporary effect fees shall be paid prior to issuance of a land conversion authorization that allows ground disturbance of a special habitat.</p> <p>7-12(b) <u>PCCP General Condition 4</u>: The applicant shall restore all temporarily disturbed areas and, one year after project groundbreaking, provide the County with a written assessment of how the performance standards were met. The project would result in 10.90 to 12.08 <u>9.14 to 9.68</u> acres of temporary effects to special habitats. Prior to issuance of land conversion authorization, the project shall pay a fee based on the <u>final</u> acres of impact. The fee to be paid shall be that in effect at the time of land conversion authorization issuance. If it is determined by the County or the PCCP biologist that the effects remain one year after groundbreaking activities have commenced, the effects shall be considered permanent and the County project lead shall reassess fees based on those effects.</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>7-12(c) <u>PCCP Community Condition 1.1</u>: Prior to land conversion authorization approval, the unavoidable effects to 1.334 <u>1.338</u> acres of vernal pool type wetlands or their buffers shall be mitigated through payment of special habitat fees. The fees to be paid to the PCA shall be that in effect at the time of land conversion authorization issuance.</p> <p>7-12(e) <u>PCCP Stream System Condition 2</u>: The project's development footprint is directly impacting the Stream System. The area of encroachment (9.88 to 10.18 <u>12.57 to 12.68</u> acres of permanent impact and 10.88 to 11.32 <u>7.19 to 7.33</u> acres of temporary impact) is subject to the Stream System Encroachment Special Habitats Fee as described in Chapter 5 of the PCCP User's Guide. Fees shall be paid to the PCA prior to the issuance of any permit or authorization that results in ground disturbance within the Stream System.</p>	
7-14 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or have a substantial adverse effect on the environment by converting oak woodlands or impacting individual trees.	S	<p>7-14(b) <u>PCCP General Condition 3</u>: The project shall pay a land conversion fee or dedicate land in lieu of fee or a combination thereof for the permanent conversion of 89.24 <u>93.29</u> acres of the following natural land cover types: VPC Low, VPC Intermediate, VPC High, Blue Oak Woodland, Orchard, and Rural Residential (an additional 0.58 <u>0.59</u>-acre if both potential trails are developed and the most impactful sewer alternative) (for Riparian/Riverine, see Mitigation Measure 7-12(a)). If fees are paid, they shall be those in effect at the time of ground</p>	LS



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>disturbance authorization for each project phase and shall be the per acre fee based on the <u>final</u> amount of land disturbance resulting from the activity.</p> <p><i>County Areas Outside of the Placer County Conservation Program</i></p> <p>7-14(e) <u>Individual Tree Mitigation:</u> The non-PCCP portion of the project site within unincorporated Placer County would result in impacts to a total of 41 Protected Trees with a combined DBH of 803.5 inches. An additional nine “significant trees” in oak woodlands mitigated in accordance with the Interim Guidelines would be impacted with a combined DBH of 332.0 <u>298.0</u> inches. Cumulatively, this totals 50 individual trees with a combined DBH of 1,135.5 <u>1,101.5</u> inches.</p> <p>To mitigate for the loss of Protected Trees, the project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement plan approval. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. The fee shall be paid into the Placer County Tree Preservation Fund at \$125 per DBH removed or impacted (or the applicable fee at that time).</p> <p>Efforts shall be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>associated with tree preservation. The improvement plans shall include a note and show placement of temporary construction fencing around trees to be saved: The applicant shall install a four-foot-tall, brightly colored (typically orange), synthetic mesh material fence (or an equivalent) approved by Placer County at the following locations prior to any construction equipment being moved on-site or any construction activities taking place: at the limits of construction; outside the Protected Zone of all single-trunk trees six inches DBH or greater, or 10 inches DBH aggregate for multi-trunk trees; within 50 feet of any grading, road improvements, underground utilities, or other development activity; or as otherwise shown on the Tentative Subdivision Map.</p> <p>Development of the project, including grading, shall not be allowed until this requirement is satisfied. Any encroachment within the aforementioned areas, including Protected Zones of trees to be saved, shall first be approved by Placer County. Temporary fencing shall not be altered during construction without written approval of Placer County. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of Placer County has inspected and approved all temporary construction fencing.</p> <p>7-14(f) <u>Oak Woodland Mitigation:</u> The project applicant shall obtain a Tree Permit from the Placer County Planning Services Division prior to improvement</p>	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p><i>plan approval for impacted native oak trees and comply with all requirements of the Tree Permit. The Planning Services Division shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. To support the approval process, an exhibit shall be submitted showing the extent of the proposed activity within oak woodlands (as defined by the Interim Guidelines), and the resulting acreage of impacts to oak woodlands. If that impact acreage is one acre or greater, the project applicant may choose to mitigate for oak woodlands as follows:</i></p> <ul style="list-style-type: none"> • <i>Compensatory mitigation shall occur off-site and may consist of one of the following, based on the acreage of oak woodland impacted:</i> <ul style="list-style-type: none"> ○ <i>Submit payment of fees for oak woodland conservation at a 2:1 ratio consistent with Chapter 19.50 of the Placer County Code: Woodland Conservation. The fees shall be calculated based upon the current market value of similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity.</i> ○ <i>Purchase off-site conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio.</i> 	



**Table 2-1
Summary of Impacts and Mitigation Measures**

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ○ Provide for a combination of payment to the Tree Preservation Fund and creation of an off-site Oak Preservation Easement. <p>Removal of significant trees (greater than 24 inches DBH or clumps greater than 72 inches in circumference measured at ground level) within oak woodlands requires additional mitigation on a per-inch DBH removed (\$125 per DBH inch).</p> <p>As an example, oak woodland direct and indirect impacts proposed within the large stand of blue oak and riparian woodlands south of PFE Road total 2.4 <u>1.8</u> acres. As mitigation for those impacts, the project applicant would be required to purchase off-site conservation easements, pay fees for oak woodland conservation, or a combination of the two for 4.2 <u>3.6</u> acres of oak woodland. In addition, nine significant trees occur within this oak woodland area, and must be mitigated on a per-inch DBH removed. The trees have been included in the individual native tree mitigation discussion above.</p>	



Table 7-5 Impacts to Aquatic Resources Associated with the Project																								
Aquatic Resources	Permanent Impacts						Temporary Impacts						Avoided						Total					
	PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total	
	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet
Seasonal Wetland	0.018	-	0.519	-	0.537 0.536	-	0	-	0	-	0	-	0	-	0.025	-	0.025	-	0.018	-	0.544	-	0.562	-
Seasonal Wetland Swale	0.572 0.511	-	0.013 0.014	-	0.585 0.525	-	0	-	0	-	0	-	0.004 0.067	-	0.012 0.011	-	0.016 0.078	-	0.576 0.578	-	0.025	-	0.601 0.602	-
Vernal Pool	0.742	-	0	-	0.742	-	0	-	0	-	0	-	0	-	0	-	0	-	0.742	-	0	-	0.742	-
Dry Creek	0	0	0	0	0	0	0	0	0	0	0	0	5.964	2,616 2,687	0.361	151 210	6.325	2,767 2,897	5.964	2,616 2,897	0.361	151 210	6.325	2,767 2,897
Ephemeral Drainage	0.037 0.021	513 332	0	0	0.037 0.021	513 332	0 0.010	0 82	0	0	0 0.010	0 82	0.081 0.088	466	0	0	0.088	466	0.118	979 880	0	-	0.118	979 880
Intermittent Drainage	0.196 0.246	338 349	0.209 0.199	779 792	0.405 0.444	1117 1141	0.550 0.499	647 404	0	0	0.55 0.499	647 404	7.106 7.090	7,516	1.168 1.195	4,478	8.274 8.285	11,994	7.852 7.834	8,501 8,269	1.377 1.394	5,257 5,270	9.229	13,758 13,539
Roadside Ditch	0.032	654 658	0.065	1,341	0.097	1995 1999	<0.001 0	4 0	0	0	<0.001 0	4 0	0	0	0	0	0	0	0.032	658	0.065	1,341	0.097	1,999
Total Aquatic Resources	1.597 1.567	1,505 1,339	0.806 0.796	2,120 2,133	2.403 2.364	3,625 3,472	0.550 0.509	651 486	0	0	0.55 0.509	651 486	13.155 13.209	10,598 10,669	1.566 1.592	4629 4688	14.720 14.801	15,227 15,357	15.302 15.285	12,754 12,494	2.372 2.389	6,749 6,821	17.674	19,503 19,315
Note: Small summation errors may occur due to rounding.																								
Source: Madrone Ecological Consulting, 2022.																								

Table 7-6 Impacts to Aquatic Resources Associated with the Project Plus Sewer Alignment and Potential Future Trails																		
Aquatic Resources	Permanent Impacts						Temporary Impacts						Total Impacts					
	PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total		PCCP		Non-PCCP		Total	
	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet	Acres	Linear Feet
Seasonal Wetland	0.018	-	0.519	-	0.537 0.536	-	0.000	-	0.000	-	0.000	-	0.018	-	0.519	-	0.537 0.536	-
Seasonal Wetland Swale	0.572 0.511	-	0.013 0.014	-	0.585 0.525	-	0.000	-	0.000	-	0.000	-	0.572 0.511	-	0.013 0.014	-	0.585 0.525	-
Vernal Pool	0.742	-	0.000	-	0.742	-	0.000	-	0.000	-	0.000	-	0.742	-	0.000	-	0.742	-
Dry Creek	0.000-0.033	0-18	0.000-0.022	0-12	0.000-0.055	0-30	0.000-0.178	0-96	0.000-0.132	0-75	0.000-0.310	0-171	0.000-0.211	0-114	0.000-0.154	0-87	0.000-0.365	0-201
Ephemeral Drainage	0.037 0.021	513 332	0.000	0	0.037 0.021	513 332	0.000 0.010	0 82	0.000	0	0.000 0.010	0 82	0.037 0.031	513 414	0.000	0	0.037 0.031	513 414
Intermittent Drainage	0.196 0.409 0.246 0.265	338 -668 349-381	0.209 0.199	779 792	0.405 0.618 0.444 0.542	1,117 1,447 1,141 1,173	0.550 1.137 0.499 0.542	647 -1,356 404-470	0.000	0	0.550 1.137 0.499 0.542	647 -1,356 404-470	0.746 1.546 0.744 0.807	985 -2,024 753 - 851	0.209 0.199	779 792	0.955 1.755 0.943 1.006	1,764 2,803 1,545 1,643
Roadside Ditch	0.032	654 658	0.065	1,341	0.097	1995 1,999	<0.001 0	4 0	0.000	0	<0.001 0	4 0	0.032	658	0.065	1341	0.097	1999
Total Aquatic Resources	1.597 1.843 1.567 1.638	1,505 1,853 1,520 1,570	0.806 0.828 0.797 0.819	2,120 2,132 2,133 2,145	2.403 2.671 2.364 2.456	3,625 3,985 3,653 3,715	0.550 1.315 0.509 0.720	651 -1,456 486-648	0.000-0.132	0-75	0.550 1.447 0.509 0.852	651 -1,531 486 - 723	2.147 3.158 2.084 2.358	2,156 3,309 1,924 2,136	0.806 0.960 0.797 0.951	2,120 2,207 2,133 2,220	2.953 4.118 2.880 3.308	4,276 5,516 4,057 4,356
Note: Small summation errors may occur due to rounding. The lower end of the impact ranges assumes the least impactful sewer alternative and neither of the trails are implemented. The upper end of the impact ranges assumes the most impactful sewer alternative and both trails are implemented.																		
Source: Madrone Ecological Consulting, 2022.																		

Table 7-7 Disturbances to Land Covers/Vegetation Communities From On-Site Project Components (acres)			
Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Permanently Disturbed			
Annual Brome Grassland	-	<u>33.22</u> <u>33.23</u>	<u>33.22</u> <u>33.23</u>
VPC High	<u>6.48</u> <u>6.49</u>	-	<u>6.48</u> <u>6.49</u>
VPC Intermediate	<u>48.98</u> <u>51.57</u>	-	<u>48.98</u> <u>51.57</u>
VPC Low	<u>27.86</u> <u>28.67</u>	-	<u>27.86</u> <u>28.67</u>
Blue Oak Woodland	<u>1.60</u> <u>2.21</u>	<u>1.84</u> <u>1.48</u>	<u>3.44</u> <u>3.69</u>
Orchard/Abandoned Almond Orchard	<u>2.69</u> <u>2.70</u>	<u>1.66</u> <u>1.67</u>	<u>4.35</u> <u>4.37</u>
Riparian/Riparian Woodland	<u>0.06</u> <u>0.05</u>	0.94	<u>1.00</u> <u>0.99</u>
Rural Residential	<u>1.63</u> <u>1.64</u>	-	<u>1.63</u> <u>1.64</u>
Urban	<u>3.19</u> <u>3.24</u>	<u>6.71</u> <u>4.75</u>	<u>9.90</u> <u>7.99</u>
Valley Needlegrass Grassland	0.00	0.00	0.00
Total	<u>92.49</u> <u>96.58</u>	<u>44.37</u> <u>42.07</u>	<u>136.86</u> <u>138.65</u>
Temporarily Disturbed			
Annual Brome Grassland	-	0.00	0.00
VPC High	<u>0.01</u> <u>0.00</u>	-	<u>0.01</u> <u>0.00</u>
VPC Intermediate	<u>2.93</u> <u>1.84</u>	-	<u>2.93</u> <u>1.84</u>
VPC Low	<u>6.25</u> <u>4.95</u>	-	<u>6.25</u> <u>4.95</u>
Blue Oak Woodland	<u>1.52</u> <u>0.92</u>	0.00	<u>1.52</u> <u>0.92</u>
Orchard/Abandoned Almond Orchard	<u>0.03</u> <u>0.02</u>	0.00	<u>0.03</u> <u>0.02</u>
Riparian/Riparian Woodland	<u>0.82</u> <u>0.13</u>	0.00	<u>0.82</u> <u>0.13</u>
Rural Residential	<u>0.08</u> <u>0.11</u>	-	<u>0.08</u> <u>0.11</u>
Urban	0.04	0.01	0.05
Valley Needlegrass Grassland	0.00	0.00	0.00
Total	<u>11.68</u> <u>8.01</u>	0.01	<u>11.69</u> <u>8.03</u>
Avoided			
Annual Brome Grassland	-	<u>5.26</u> <u>5.25</u>	<u>5.26</u> <u>5.25</u>
VPC High	0.00	-	0.00
VPC Intermediate	<u>8.38</u> <u>6.84</u>	-	<u>8.38</u> <u>6.84</u>
VPC Low	<u>8.21</u> <u>8.66</u>	-	<u>8.21</u> <u>8.66</u>
Blue Oak Woodland	<u>4.45</u> <u>4.44</u>	<u>11.86</u> <u>12.22</u>	<u>16.31</u> <u>16.66</u>
Orchard/Abandoned Almond Orchard	0.12	0.00	0.12

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Table 7-7 Disturbances to Land Covers/Vegetation Communities From On-Site Project Components (acres)			
Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Riparian/Riparian Woodland	46.67 <u>17.37</u>	1.49	48.16 <u>18.86</u>
Rural Residential	1.29	-	1.29
Urban	2.03	6.67 <u>8.63</u>	8.71 <u>10.66</u>
Valley Needlegrass Grassland	0.00	0.03	0.03
Total	41.45 <u>40.75</u>	25.34 <u>27.59</u>	66.46 <u>68.34</u>
Overall Total			
Annual Brome Grassland	-	38.48	38.48
VPC High	6.49	-	6.49
VPC Intermediate	60.29 <u>60.25</u>	-	60.29 <u>60.25</u>
VPC Low	42.32 <u>42.28</u>	-	42.32 <u>42.28</u>
Blue Oak Woodland	7.57	13.70	21.27
Orchard/Abandoned Almond Orchard	2.84	1.66 <u>1.67</u>	4.50 <u>4.51</u>
Riparian/Riparian Woodland	17.55	2.43	19.98
Rural Residential	3.00 <u>3.04</u>	-	3.00 <u>3.04</u>
Urban	5.26 <u>5.31</u>	13.39	18.66 <u>18.70</u>
Valley Needlegrass Grassland	0.00	0.03	0.03
Total	145.32 <u>145.33</u>	69.69 <u>69.70</u>	215.01 <u>215.02</u>
<i>Source: Madrone Ecological Consulting, 2022.</i>			

Table 7-8 Range of Disturbances to Land Covers/Vegetation Communities From On-Site and Off-Site Project Components and Potential Trails (acres)			
Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Permanently Disturbed			
Annual Brome Grassland	-	33.22-34.49 <u>32.79 – 34.01</u>	33.22-34.49 <u>32.79 – 34.01</u>
VPC High	6.48 <u>6.49</u>	-	6.48 <u>6.49</u>
VPC Intermediate	48.98-49.05 <u>51.57 – 51.65</u>	-	48.98-49.05 <u>51.57 – 51.65</u>
VPC Low	27.86-28.37 <u>28.67 – 29.18</u>	-	27.86-28.37 <u>28.67 – 29.18</u>
Blue Oak Woodland	1.60 <u>2.21</u>	1.84-1.90 <u>1.48 – 1.59</u>	3.44-3.50 <u>3.69 – 3.80</u>
Orchard/Abandoned Almond Orchard	2.69 <u>2.70</u>	1.66 <u>1.67</u>	4.35 <u>4.37</u>
Riparian/Riparian Woodland	0.06-0.20 <u>0.05 – 0.18</u>	0.94-1.13 <u>0.94 – 1.13</u>	1.00-1.33 <u>0.99 – 1.31</u>
Rural Residential	1.63 <u>1.64</u>	-	1.63 <u>1.64</u>
Urban	3.19	6.71-9.06	9.90-12.25

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Table 7-8 Range of Disturbances to Land Covers/Vegetation Communities From On-Site and Off-Site Project Components and Potential Trails (acres)			
Land Cover/Vegetation Community	PCCP	Non-PCCP	Total
Valley Needlegrass Grassland	3.24	4.75 – 7.11	7.99 – 10.35
	-	0.00	0.00
Total	92.49 93.24 <u>96.58 – 97.29</u>	44.37 48.24 <u>42.07 – 45.51</u>	136.86 141.45 <u>138.65 –</u> <u>142.80</u>
Temporarily Disturbed			
Annual Brome Grassland	-	0.00-0.98 0.00 – 0.93	0.00-0.98 0.00 – 0.93
VPC High	0.04 0.00	-	0.04 0.00
VPC Intermediate	2.93-2.99 1.84 – 1.93	-	2.93-2.99 1.84 – 1.93
VPC Low	6.25-6.58 4.95 – 5.30	-	6.25-6.58 4.95 – 5.30
Blue Oak Woodland	1.51 0.92	0.00-0.06 0.00 – 0.11	1.51-1.57 0.92 – 1.03
Orchard/Abandoned Almond Orchard	0.03 0.02	0.00	0.03 0.02
Riparian/Riparian Woodland	0.82-1.02 0.13 – 0.33	0.00-0.42 0.00 – 0.35	0.82-1.44 0.13 – 0.68
Rural Residential	0.08 0.11	-	0.08 0.11
Urban	0.04	0.01-0.02	0.05-0.06 0.05 – 0.07
Valley Needlegrass Grassland	-	0.00	0.00
Total	11.67 12.26 <u>8.01 – 8.66</u>	0.01 1.48 <u>0.01 – 1.41</u>	11.68 13.74 <u>8.03 – 10.07</u>
Total			
Annual Brome Grassland	-	33.22-34.49 32.79 – 34.94	33.22-34.49 32.79 – 34.94
VPC High	6.49	-	6.49
VPC Intermediate	51.91-52.04 53.41 – 53.58	-	51.91-52.04 53.41 – 53.58
VPC Low	34.11-34.95 33.62 – 34.48	-	34.11-34.95 33.62 – 34.48
Blue Oak Woodland	3.11 3.13	1.84-1.96 1.48 – 1.70	4.95-5.07 4.61 – 4.83
Orchard/Abandoned Almond Orchard	2.72	1.66 1.67	4.38 4.39
Riparian/Riparian Woodland	0.88-1.22 0.18 – 0.51	0.94-1.55 0.94 – 1.48	1.82-2.77 1.12 – 1.99
Rural Residential	1.70 1.75	-	1.70 1.75
Urban	3.23 3.28	6.72-9.08 4.76 – 7.13	9.95-12.31 8.04 – 10.41
Valley Needlegrass Grassland	-	0.00	0.00
Total	104.15 105.46 <u>104.58 – 105.</u> <u>94</u>	44.38 48.74 <u>41.64 – 46.92</u>	148.53 154.20 <u>146.22 –</u> <u>152.86</u>
Source: Madrone Ecological Consulting, 2022.			



Table 7-11 Summary of Significant Tree Impacts Within Oak Woodland in Non-PCCP Study Area Portions of Placer County		
Species	Number of Trees	DBH
Blue Oak	6 5	202.0 168.0
Interior Live Oak	4	130.0
Total	10 9	332.0 298.0
<i>Source: Madrone Ecological Consulting, 2022.</i>		



Figure 7-1
Study Area and Project Components (Final EIR Version)

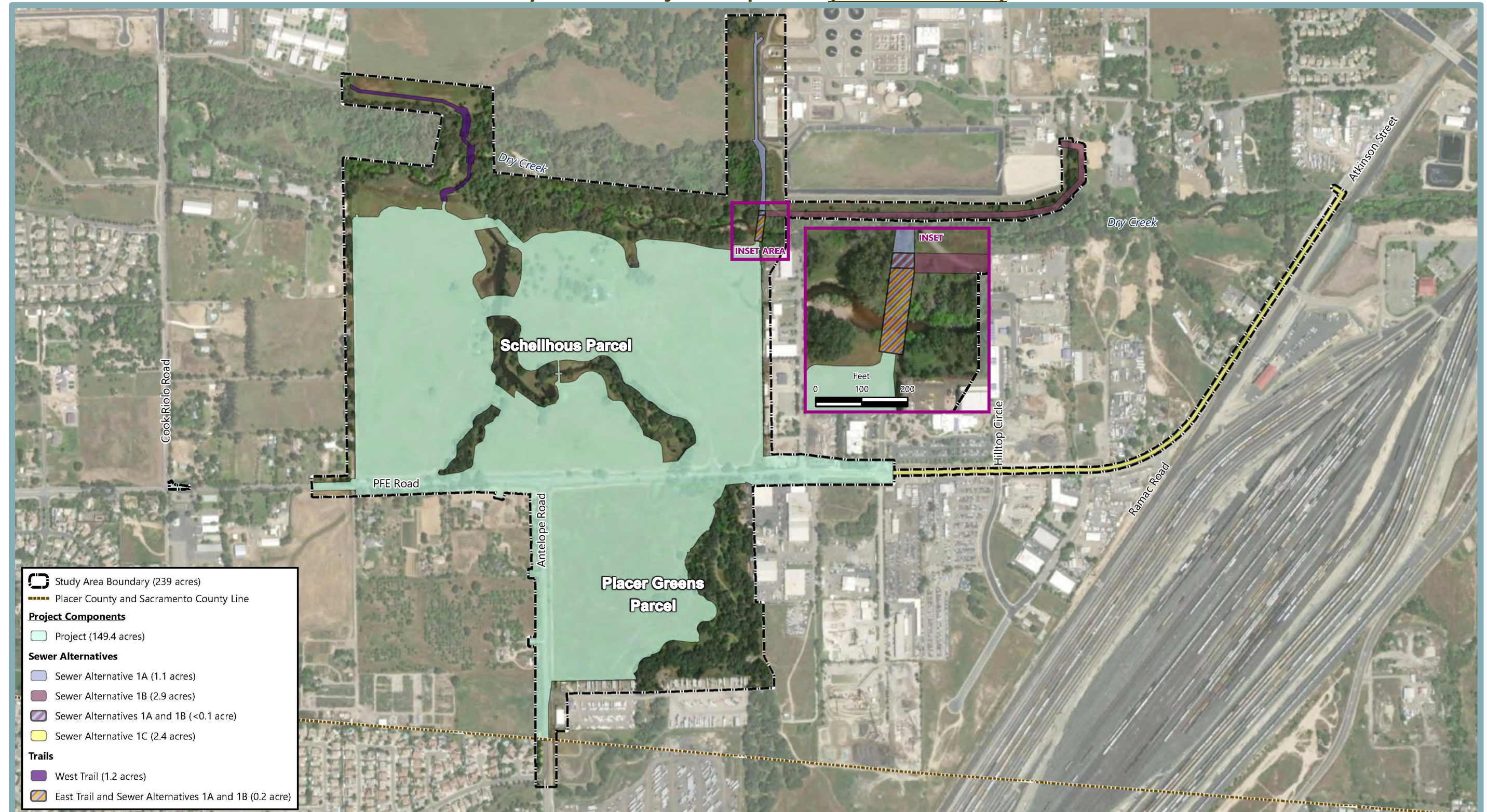
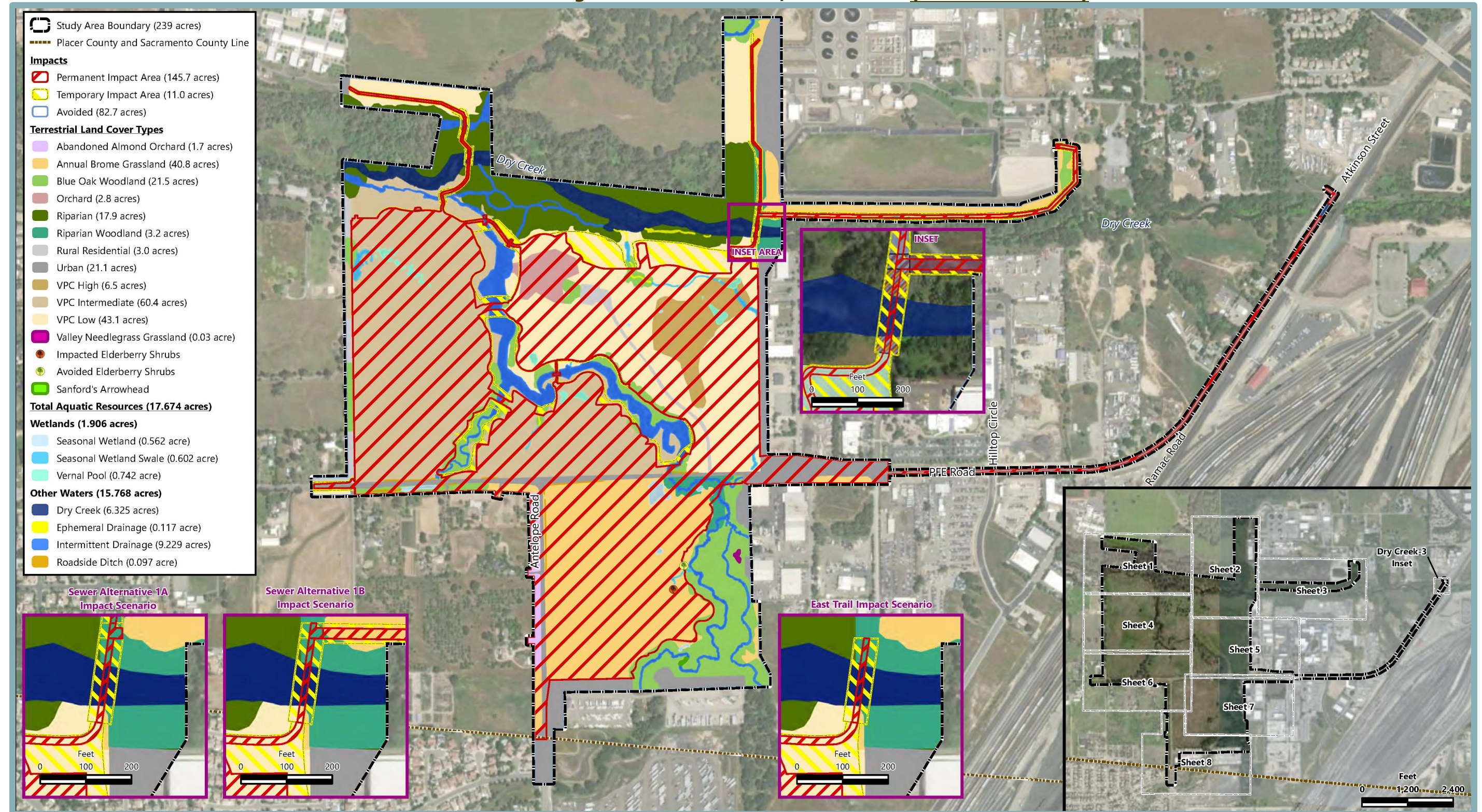


Figure 7-7
Disturbances to Vegetation Communities/Land Covers (Final EIR Version)



**Figure 7-8
Potential West Trail Alignment Bridges (Final EIR Version)**

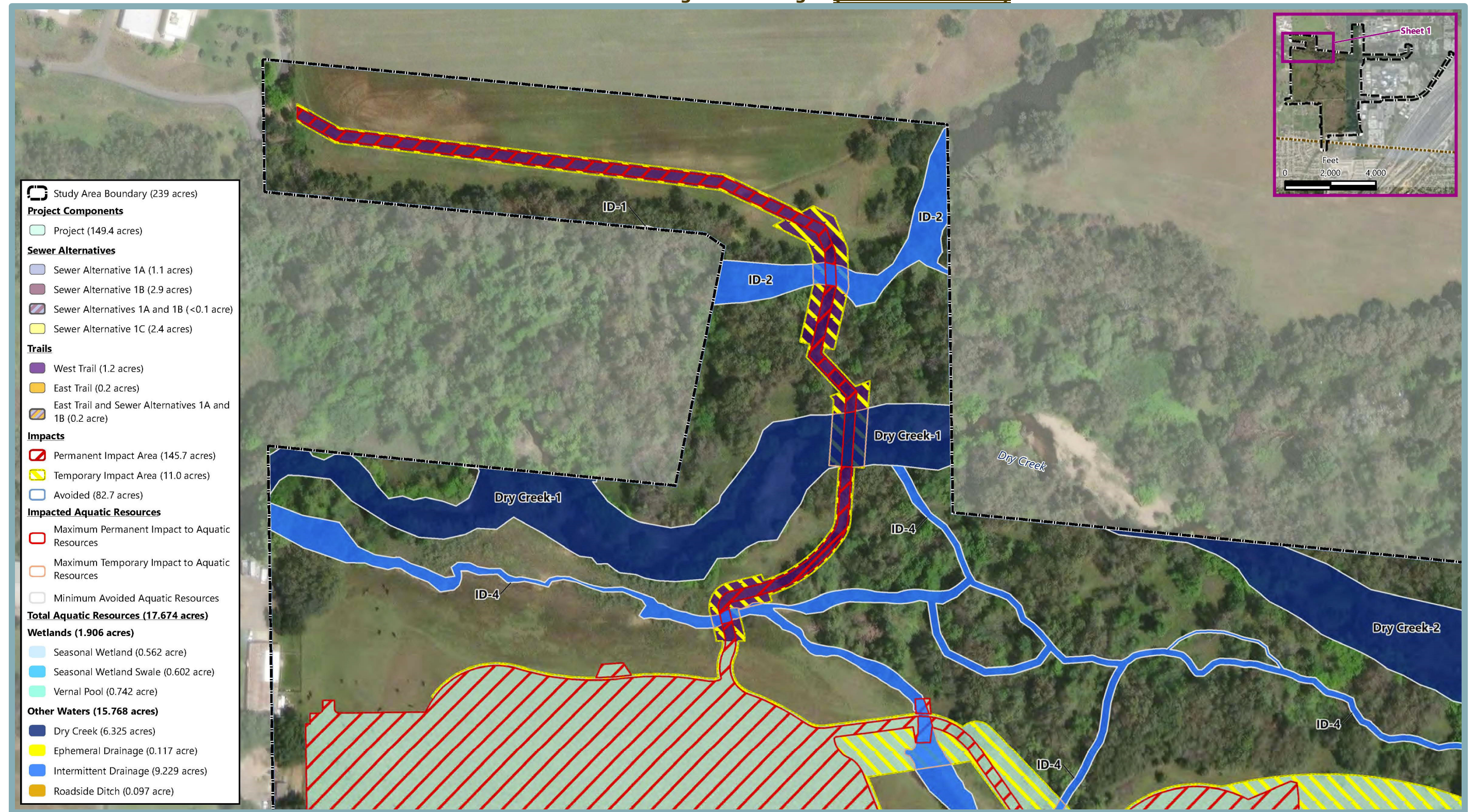


Figure 7-9
Potential East Trail Alignment Bridge (Final EIR Version)

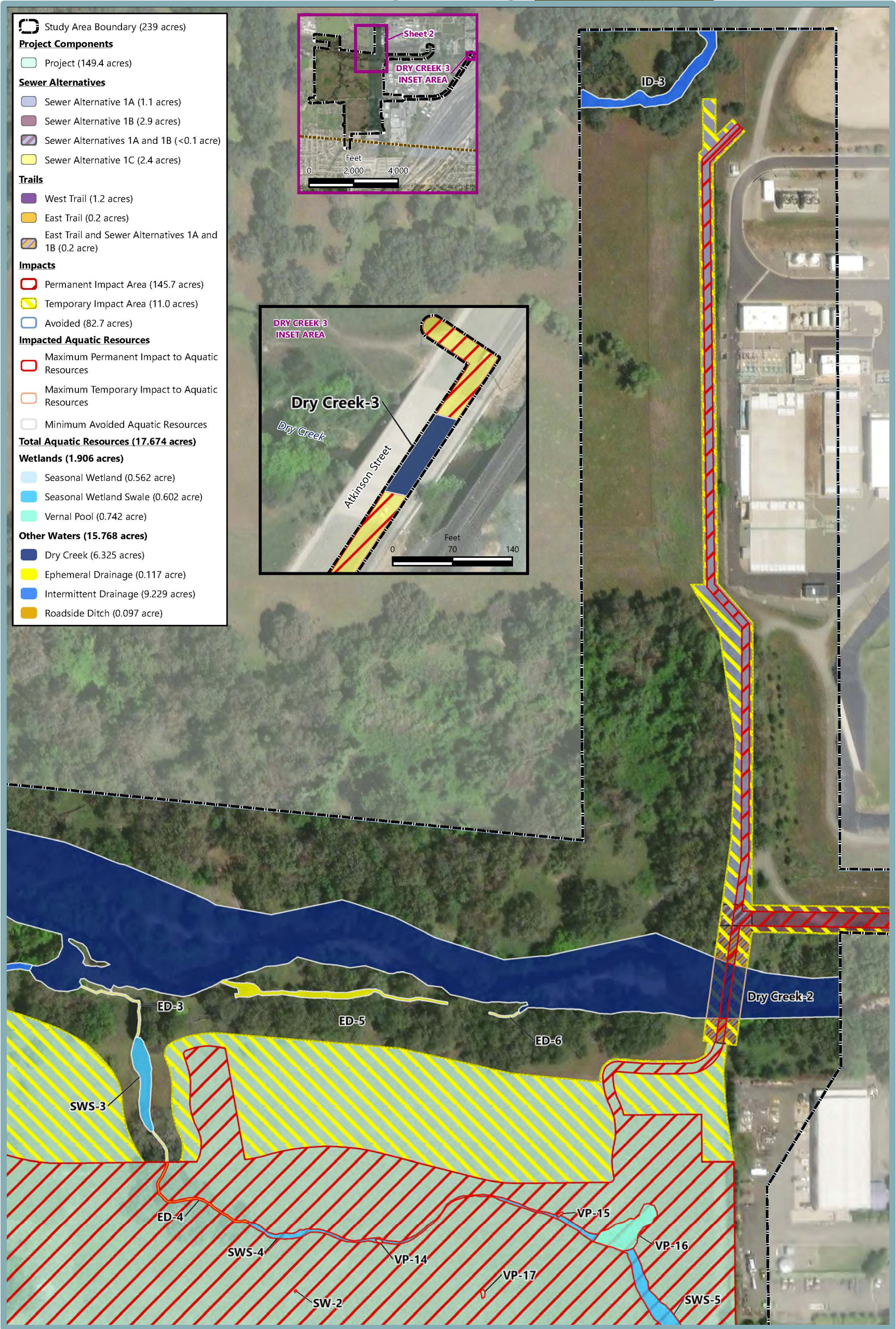


Figure 7-10
Potential Impacts to Aquatic Resources (Final EIR Version)

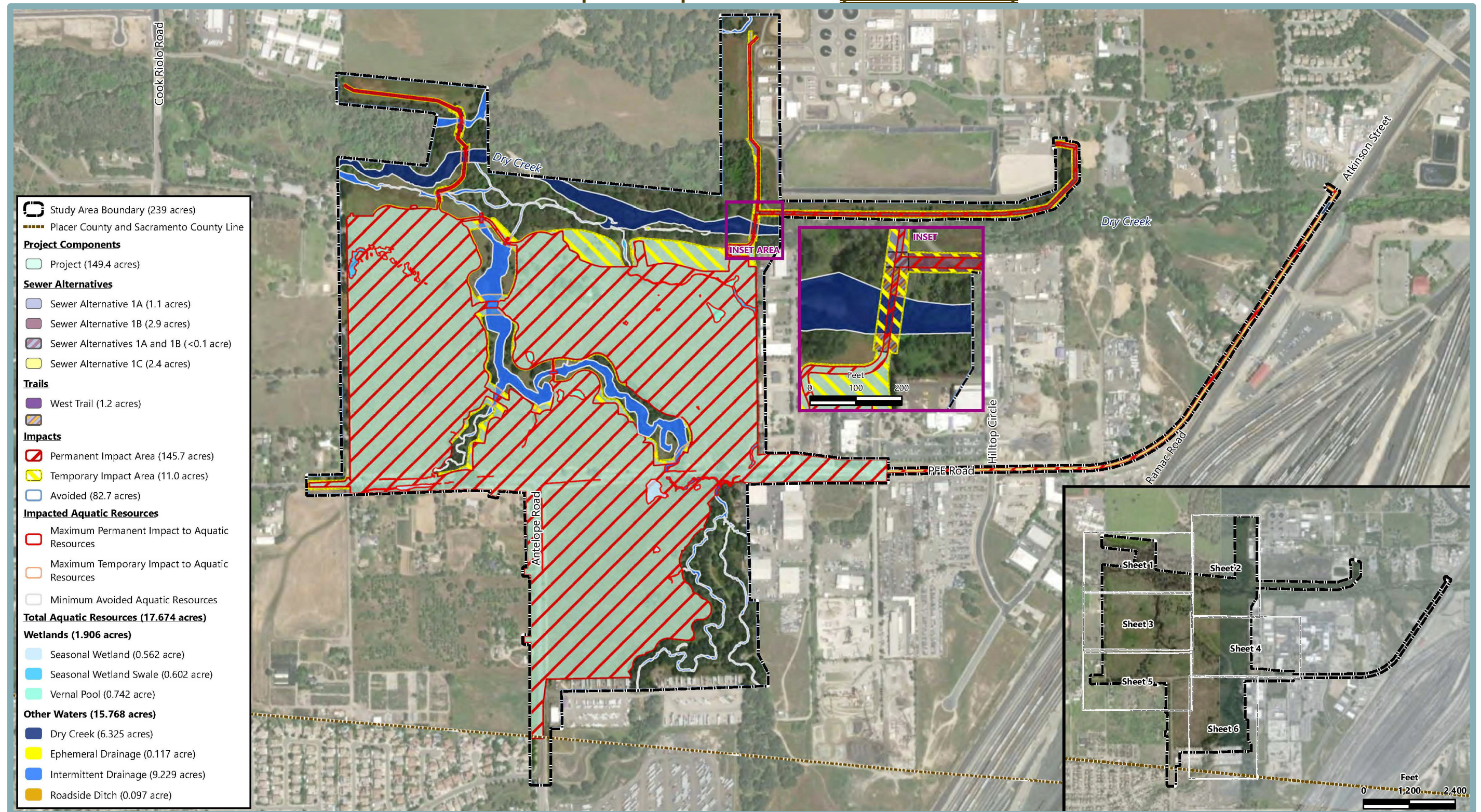


Figure 7-12
Impacts to Oak Woodlands and Individual Native Trees in Non-PCCP Placer County (Final EIR Version)

